

LAND USE AND ZONING COMMITTEE

Minutes: February 22, 2007

The Land Use and Zoning Committee hereby find and determine that all formal actions were taken in an open meeting and that all deliberations of the Land Use and Zoning Committee, which resulted in formal action, were taken in a meeting open to the general public, in full compliance with applicable legal requirements of Section 121.22 of the Ohio Revised Code.

The meeting was called to order at 7:05 p.m.

The following members were present: Messrs. Haycox, Morse, Terriaco, and Messes. Diak and Garland.

Staff: Jason Boyd.

There was one case.

Madison Township, text amendment: *Section 126, Site Plan Review text*

Staff informed the Committee on the planning activity between Madison and the Planning Commission. Madison Township has been actively reviewing the zoning resolution with assistance from staff. Strengthening the existing site plan review section was identified during the Madison Route 20 Corridor Study.

A site plan is required for any use or development involving new construction, reconstruction or expansion of structures in the R-4, R-5, P-1, B-1, B-2 and M-1 zones. In 2005, Section 519.02 was amended to allow Ohio townships to 'lightly' regulate exterior architectural features and landscaping.

This submittal is based on a template provided by staff. If adopted, the amendments will provide better design and control measures for developments during initial phases of the project. Staff explained that developers are willing to work within the specified guidelines as long as they are fair and discussed early in the planning process.

The township is proposing to add Sections 126.6, 126.8 and 126.10. Existing sections 126.6 and 126.7 will be renumbered accordingly.

Staff recommendations are as follows:

- In proposed section 126.6, b. add "in accordance with Ohio Revised Code 519.02."
- Section 126.8, The proposal will suffice, but staff recommends a more specific model that will be supplied to the Township. Staff handed out an example that Concord Township is currently considering for their proposed Site Plan Review code. The intent is similar to Madison's proposal but goes into more detail.

Mrs. Diak questioned if Concord was currently using this code. Staff explained that it was under consideration at the Zoning Commission level.

- Section 126.10 discusses amendments from the approved site plan. Staff recommends reviewing this proposal against existing section 126.6 (f). The proposed 126.10 is a more comprehensive and logical approach to deal with deviations from an approved site plan.

Staff recommended approval of the text amendment with the above recommendations.

Mr. Terricao made a motion to recommend the text amendment.
Mrs. Diak seconded the motion.

All voted "Aye".

Motion passed.

Mr. Morse made a motion to adjourn.
Mrs. Garland seconded the motion.

Meeting ended at 7:25 P.M.